

*case study***alcyone  
apartments**

*a new affordable,  
mixed-use project in  
Seattle's Cascade  
neighborhood*



*The 162-unit Alcyone project anticipates being the first LEED™-certified residential building in the Cascade neighborhood—part of the South Lake Union urban center north of downtown Seattle.*

Alcyone offers a variety of living units—live/work lofts, brownstones, and studio and one-bedroom apartments—to attract a diversity of people, including artists, outdoorsy urbanites and families. Retail is included at street level.

*The June 2004 issue of dpdINFO featured Seattle's new Central Library, a building with much to teach about sustainability. This month we focus on Alcyone Apartments, a mixed-use project that incorporates numerous sustainable building features, as well as affordable housing units.*

Alcyone Apartments, a new 162-unit residential mixed-use project in Seattle's Cascade neighborhood, has achieved success in a wide variety of sustainable building categories. Developed in partnership with Harbor Properties and Vulcan Inc., sustainability was considered a core value from the very start. This helped the project team, led by architectural firm GGLO, create a building that is attractive, has a lower impact on the environment, and will last a long time, while still remaining affordable.

### Highlights of Alcyone's Achievements

- Expected to be the first LEED™-certified residential building in the neighborhood.
- Water use reduced by an estimated 22 percent; energy performance estimated at 30 percent better than a code-compliant building.
- The first light-gauge steel residential building in Seattle to gain certification under the Built Smart<sup>SM</sup> energy conservation program.
- Affordable housing, with moderate market rates for people who earn between 60-110 percent of Seattle's median household income (\$34,000-\$60,000 per year).
- A variety of living units are offered—live/work lofts, studio and one-bedroom apartments, and brownstones—to attract a diversity of people, including artists, outdoorsy urbanites and families.
- Integration into nearby Cascade Park.
- Retail space at street level that has been leased by a restaurateur, Patrick Coyne, who plans to open an Irish pub.

### A Neighborhood that Celebrates Water

Water is celebrated throughout the Cascade neighborhood in a variety of art, landscape and building installations and features. Alcyone joins this celebration by harvesting rainwater into a collection of rainbarrels, which are used to water a rooftop garden and a P-patch located on a roof deck. Irrigation needs were reduced by selecting drought resistant plants for the "green streets," plazas and courtyards. Low-flow plumbing fixtures were selected to further reduce potable water use. Water studies estimate that water use will be reduced by 22 percent when compared to a conventionally designed, code-compliant building.

### Healthy Materials, Natural Lighting and Views

Apartments in Alcyone are designed to provide a healthy living environment and reflect a contemporary lifestyle. They feature large windows that open to allow fresh air to flow into living spaces, introduce natural light, and offer spectacular views of Seattle, Lake Union and the Seattle Center. Low-VOC paints, finishes and carpeting were selected to protect the health of the residents.

See **alcyone apartments** on page 2

**alcyone apartments**, *cont. from page 1***Green Building Materials Prominently Featured**

Alcyone's construction features a number of green materials. Most significantly, the project is the first light-gauge steel residential building in Seattle to gain certification under Seattle City Light's Built Smart<sup>SM</sup> energy conservation program. Metal performs better than wood because it doesn't warp or shrink over time. It was made from 60 percent recycled steel, and can be recycled back into new products at the end of its life-cycle.

Flooring options include carpeting made from recycled materials, concrete with fly-ash (an industrial by-product) and reclaimed wood.

Energy performance was improved by selecting high u-value windows, increasing the insulation, controlling for air leakage, installing digital thermostats, and installing a central boiler to provide hot water to the units. It is estimated that the building will perform 30 percent better than a code-compliant building and generate \$40,000 in savings each year.

**Project Beautifully Integrated into Cascade Park**

Harbor and Vulcan wanted to create a place that connects the residents to their values and the natural environment. The project is located across the street from Cascade Park, which provides green space and recreational opportunities. The team worked with the community to integrate the project into the park by creating wide, pedestrian-friendly sidewalks that are landscaped with mature vegetation and large trees.

The increase in vegetation helps to create a more natural setting in the urban environment, reduces ambient temperature by providing shade, and attenuates stormwater runoff with some natural infiltration. The "green streets" provide shade, shelter and a connection to nature. Harbor and Vulcan also contributed significant funding to help the community make much needed improvements to Cascade Park, the P-patch and the community center.

**The Emerging Cascade Neighborhood**

The Cascade neighborhood is part of the South Lake Union (SLU) urban center at the northern border of Seattle's downtown core. Once an industrial and manufacturing center for the city, SLU is emerging as a center for life sciences research, biotechnology and sustainable development. Over the next 20 years it is anticipated that more than 23,000 new jobs and 10,000 households will be created in the SLU neighborhood.

Vulcan owns approximately 58 acres in SLU, and is committed to working with the neighborhood and City to create a vibrant urban community where people can live, work, play and learn. The neighborhood features parks and recreational opportunities; restaurants, shopping and businesses; and affordable and market-rate housing. Harbor and Vulcan also partnered on 307 Westlake, a mixed-use laboratory, office and retail project anticipating LEED<sup>TM</sup> certification.



*The Harbor/Vulcan team worked with the community to integrate the Alcyone project into nearby Cascade Park by creating wide, pedestrian-friendly sidewalks landscaped with mature vegetation and large trees. Their work reduces ambient temperature by providing shade and attenuates stormwater runoff with natural infiltration.*

**For More Info**

Find out more about Alcyone Apartments at [www.alcyoneapartments.com](http://www.alcyoneapartments.com).

Learn about Harbor Properties at [www.harborproperties.com](http://www.harborproperties.com) and Vulcan Inc. at [www.vulcan.com](http://www.vulcan.com).

For more about Seattle City Light's Built Smart<sup>SM</sup> energy conservation program, visit [www.seattle.gov/light/conserve/resident/cv5\\_bs.htm](http://www.seattle.gov/light/conserve/resident/cv5_bs.htm).

Learn about the City's Sustainable Building Program at [www.seattle.gov/sustainablebuilding](http://www.seattle.gov/sustainablebuilding).

To explore DPD's role in sustainable building, visit [www.seattle.gov/dpd/sustainability](http://www.seattle.gov/dpd/sustainability) or contact:

**Lynne Barker, DPD  
Sustainable Building Specialist**  
[lynne.barker@seattle.gov](mailto:lynne.barker@seattle.gov)  
(206) 684-0806